159.0	0012	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,212,200	/	1,212,200
USE VALUE:	1,212,200	/	1,212,200
ASSESSED:	1,212,200	/	1,212,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNGER JAMES I JR &
Owner 2:	FRENETTE SARAH E
Owner 3:	
Street 1:	199 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC -
Owner 2:	-
Street 1:	24 FOXMEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3205 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	792,200		420,000	1,212,200
Total Card	0.138	792,200		420,000	1,212,200
Total Parcel	0.138	792,200		420,000	1,212,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.22 /Parcel: 378.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106389
GIS Ref:
GIS Ref:
Insp Date: 04/21/16

!12480!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0012-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	792,200	0	6,000.	420,000	1,212,200		Year end	12/23/2021
2021	101	FV	770,600	0	6,000.	420,000	1,190,600		Year End Roll	12/10/2020
2020	101	FV	770,600	0	6,000.	420,000	1,190,600	1,190,600	Year End Roll	12/18/2019
2019	101	FV	590,600	0	6,000.	420,000	1,010,600	1,010,600	Year End Roll	1/3/2019
2018	101	FV	590,600	0	6,000.	354,000	944,600	944,600	Year End Roll	12/20/2017
2017	101	FV	590,600	0	6,000.	324,000	914,600	914,600	Year End Roll	1/3/2017
2016	101	FV	163,400	0	6,000.	276,000	439,400	439,400	Year End	1/4/2016
2015	101	FV	153,600	0	6,000.	240,000	393,600	393,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:52:09

LAST REV

Date	Time
03/20/17	10:13:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12480

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC,	67392-143		6/8/2016		1,210,000	No	No		
NEWHOFF ELINOR	64254-150		9/19/2014		460,000	No	No		
NEWHOFF NATALIE	64065-425		8/12/2014	Convenience	99	No	No		
HUCHRA JOHN P	24989-449		11/14/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	106389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1544	Heat App	15,000					
8/11/2015	1117	New Buil	285,000		8/11/2015			Construct new sing
5/22/2015	543	Foundati	10,000					
12/8/2014	1667	Demoliti	10,000					Demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2017	SQ Returned	MM	Mary M
4/21/2016	Permit Insp	PT	Paul T
4/21/2016	Measured	PT	Paul T
10/14/2008	Inspected	355	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 420,000	Spl Credit	Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05137610
Const Adj.:	0.99989998
Adj $ / SQ:	136.665
Other Features:	163124
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795404
Depreciation:	3182
Depreciated Total:	792222

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

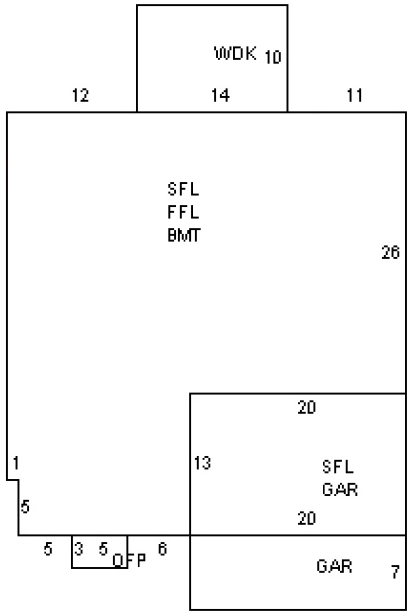
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.76
Special Features:	0	Val/Su Net:	182.16
Final Total:	792200	Val/Su SzAd	302.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,438	136.670	196,525
BMT	Basement	1,178	56.370	66,409
FFL	First Floor	1,178	136.670	160,992
GAR	Garage	400	21.250	8,499
WDK	Deck	140	13.140	1,840
OFP	Open Porch	15	44.000	660

Net Sketched Area:	4,349	Total:	434,925
Size Ad	2616	Gross Area	4349	FinArea	3205
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0012-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	